

CIRCUIT COURT OF OREGON FOR YAMHILL COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR GREENPOINT MORTGAGE  
FUNDING TRUST MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-  
AR7,

NO. 15CV14368

PLAINTIFF'S CERTIFICATE OF MAILING

Plaintiff,

v.

LAURA A. ENSIGN; STEPHEN T. ENSIGN;  
GREENPOINT MORTGAGE FUNDING, INC.;  
SUNTRUST BANK; MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS,  
INC.; AND PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT, TITLE,  
LIEN, OR INTEREST IN THE PROPERTY  
DESCRIBED IN THE COMPLAINT HEREIN,

Defendants.

I, Christopher Kirkum, declare:

I am over the age of 18 years and I am competent to be a witness herein. On September 12, 2016, I, in compliance with the notification requirements pursuant to the laws of the State of Oregon, I caused to be deposited in the United States Mail, certified, and postage prepaid, copies of the following:

Declaration of Mailing

Notice of Change of Address

PLAINTIFF'S DECLARATION OF MAILING - 1  
60128-19703-JUD-ORDeclaration\_of\_Mailing\_-\_OR\_-\_revised (12)

Law Offices  
ROBINSON TAIT, P.S.  
901 Fifth Avenue, Suite 400  
Seattle WA 98104  
(206) 676-9640

ATTACHMENT A

1  
2 Praecept for Writ of Execution

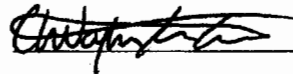
3 Writ of Execution in Foreclosure

4 addressed to each of the following:

5 Laura A. Ensign & Stephen T. Ensign  
6 29425 NW Mount Richmond Rd  
7 Gaston, OR 97119

8 **I hereby declare that the above statement is true to the best of my knowledge and belief, and**  
9 **that I understand it is made for use as evidence in court and is subject to penalty of perjury.**

10  
11 DATED this 12 day of September, 2016.

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14 Christopher Kirkum  
15 Foreclosure Specialist  
16 Robinson Tait, P.S.  
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CIRCUIT COURT OF OREGON FOR YAMHILL COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR GREENPOINT MORTGAGE  
FUNDING TRUST MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-  
AR7,

NO. 15CV14368

PRAECIPE FOR WRIT OF EXECUTION

Plaintiff,

v.

LAURA A. ENSIGN; STEPHEN T. ENSIGN;  
GREENPOINT MORTGAGE FUNDING, INC.;  
SUNTRUST BANK; MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS,  
INC.; AND PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT, TITLE,  
LIEN, OR INTEREST IN THE PROPERTY  
DESCRIBED IN THE COMPLAINT HEREIN,

Defendants.

TO THE CLERK OF THE ABOVE ENTITLED COURT:

You are hereby requested and instructed to issue an execution to the Sheriff of Yamhill County upon  
judgment dated March 8, 2016 in the above cause as follows:

**Lenders Principal Judgment:**

1. Unpaid Principal Balance	<u>\$521,491.80</u>
2. Pre-Judgment Interest from January 1, 2011 to December 10, 2015 the date calculated in the Declaration in Support of Judgment	<u>\$68,097.91</u>
3. Lenders Fees and Costs	<u>\$31,210.46</u>

4. Attorney's Fees and Costs \$5,879.00

*Total Judgment Award Entered* \$626,679.17

**Additional Pre Judgment Interest**

1. Accrued Interest from December 11, 2015 to  
March 8, 2016 the date of entry of Judgment \$5,156.66

*Total Judgment Award* \$631,835.83

**Post Judgment Interest**

1. Accrued Post Judgment Interest at a rate of 9%  
per annum or at \$155.80, from March 9, 2016,  
the day after the entry of judgment, through  
September 1, 2016, the date the writ is being  
requested \$27,576.60

*Current Total Amount Owning on the Judgment Award* \$659,412.43

2. In addition to the above, interest continues to accrue on the total of the amounts listed  
above at the rate of 9% per annum or at \$155.80 per diem in accordance with the General Judgment  
Determining Amount Owed and Foreclosure and continues to accrue until the date of sale.

3. Plaintiff is entitled to the costs of this writ, Sheriff's fees and sale costs, and all other  
recoverable costs pursuant to law.

4. This execution is to be issued as: Foreclosure on Real Property. The real property is  
not the homestead of the judgment debtors. The Real Property should be sold because of default in  
payment of a mortgage or deed of trust and judgment for failure to pay amounts owed. The judgment  
does not arise out of an obligation to pay child support.

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3 5. It is hereby certified that the provisions of this request for issuance of a Writ of  
4 Execution conform to the terms of the aforementioned judgment of record in the cause and to the  
5 laws of the State of Oregon; and issued at the request of the undersigned.  
6  
7

8 DATED this 8 day of September, 2016.  
9

10  
11   
12 ☒ Craig Peterson, OSB #120365  
13 Email: cpeterson@robinsontait.com  
14 [ ] Brandon Smith, OSB #124584  
15 Email: bsmith@robinsontait.com  
16 [ ] Jaimie Fender, OSB #120832  
17 Email: jfender@robinsontait.com  
18 [ ] Kimberly Hood, OSB #123008  
19 Email: KHood@robinsontait.com  
20 [ ] Michael Althouse, OSB #150793  
21 Email: malthouse@robinsontait.com  
22 Robinson Tait, P.S.  
23 Attorneys for Plaintiff  
24 Tel: (206) 676-9640  
25 Fax: (206) 676-9659  
26  
27  
28

1 Craig Peterson, OSB #120365  
 2 Brandon Smith, OSB #124584  
 3 Jaimie Fender, OSB #120832  
 4 Kimberly Hood, OSB #123008  
 5 Michael Althouse, OSB #150793  
 6 Robinson Tait, P.S.  
 7 901 Fifth Avenue, Suite 400  
 8 Seattle, WA 98164  
 9 Phone: (206) 676-9640  
 10 Fax: (206) 676-9659  
 11 Email: cpeterson@robinsontait.com  
 12 Email: bsmith@robinsontait.com  
 13 Email: jfender@robinsontait.com  
 14 Email: khood@robinsontait.com  
 15 Email: malthouse@robinsontait.com

11 CIRCUIT COURT OF OREGON FOR YAMHILL COUNTY

13 U.S. BANK NATIONAL ASSOCIATION, AS  
 14 TRUSTEE FOR GREENPOINT MORTGAGE  
 15 FUNDING TRUST MORTGAGE PASS-  
 16 THROUGH CERTIFICATES, SERIES 2006-  
 17 AR7,

16 Plaintiff,

17 v.

18 LAURA A. ENSIGN; STEPHEN T. ENSIGN;  
 19 GREENPOINT MORTGAGE FUNDING,  
 20 INC.; SUNTRUST BANK; MORTGAGE  
 21 ELECTRONIC REGISTRATION SYSTEMS,  
 22 INC.; AND PERSONS OR PARTIES  
 23 UNKNOWN CLAIMING ANY RIGHT,  
 24 TITLE, LIEN, OR INTEREST IN THE  
 25 PROPERTY DESCRIBED IN THE  
 26 COMPLAINT HEREIN,

25 Defendants.

NO. 15CV14368

WRIT OF EXECUTION IN FORECLOSURE

26 TO: YAMHILL COUNTY SHERIFF



1  
2 1. WHEREAS, on March 8, 2016, in the above-entitled court, a judgment of foreclosure  
3 was enrolled and docketed in the above-entitled cause, a true copy of which is attached hereto as  
4 Exhibit "A" and made a part hereof;

5 2. WHEREAS, pursuant to ORS 18.862, the Judgment Creditor's address is as follows:

6 U.S. Bank National Association, as Trustee for Greenpoint Mortgage Funding Trust  
7 Mortgage Pass-Through Certificates, Series 2006-AR7  
8 c/o Ocwen Loan Servicing  
9 1661 Worthington Rd., #100  
West Palm Beach, FL 33409

10 For the purpose of this Writ, the Judgment Creditor's address is as follows:

11 Ocwen Loan Servicing  
12 c/o Robinson Tait, P.S.  
13 901 Fifth Avenue, Suite 400  
14 Seattle, Washington 98164

15 3. WHEREAS, the real property to be sold pursuant to the above referenced judgment is  
16 legally described as

17 PARCEL(S) 2, PARTITION PLAT 1990-39, COUNTY OF YAMHILL, STATE OF OREGON.

18 and commonly known as 29425 NW Mount Richmond Rd, Gaston, OR 97119.

19 4. NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are  
20 hereby commanded to sell the above referenced real property, in the manner prescribed by law for the  
21 sale of real property upon execution (subject to redemption), all of the interest which the defendants  
22 had on September 15, 2006, the date of the Deed of Trust, and also all of the interest which the  
23 defendants had thereafter, in the real property described in the judgment, to satisfy the judgment,  
24 which as of September 1, 2016,  
25

26 **Lenders Principal Judgment:**

- 27  
28 1. Unpaid Principal Balance \$521,491.80  
2. Pre-Judgment Interest from January 1, 2011

to December 10, 2015 the date calculated in the  
Declaration in Support of Judgment \$68,097.91  
3. Lenders Fees and Costs \$31,210.46  
4. Attorney's Fees and Costs \$5,879.00

*Total Judgment Award Entered* \$626,679.17

**Additional Pre Judgment Interest**

1. Accrued Interest from December 11, 2015 to  
March 8, 2016 the date of entry of Judgment \$5,156.66

*Total Judgment Award* \$631,835.83

**Post Judgment Interest**

1. Accrued Post Judgment Interest at a rate of 9%  
per annum or at \$155.80, from March 9, 2016,  
the day after the entry of judgment, through  
September 1, 2016, the date the writ is being  
requested \$27,576.60

*Current Total Amount Owing on the Judgment Award* \$659,412.43

In addition to the above, interest continues to accrue on the total of the amounts listed above  
at the rate of 9% per annum or at \$155.80 per diem, in accordance with the General Judgment of  
Foreclosure and continues to accrue until the date of sale.

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1  
2 //  
3 5. THEREFORE, in the name of the State of Oregon you are hereby commanded to seize  
4 and sell the above described Property, in the manner prescribed by law; or so much thereof as may be  
5 necessary to satisfy the Judgment and Money Award, interest, fees and costs.

6 MAKE RETURN HEREOF within 60 days after you receive this writ.  
7

8 DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
9

10  
11 \_\_\_\_\_  
12 Title

13 \_\_\_\_\_  
14 By:  
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# Exhibit “A”

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15CV14368

## CIRCUIT COURT OF OREGON FOR YAMHILL COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS  
 TRUSTEE FOR GREENPOINT MORTGAGE  
 FUNDING TRUST MORTGAGE PASS-  
 THROUGH CERTIFICATES, SERIES 2006-  
 AR7,

Plaintiff,

v.

LAURA A. ENSIGN; STEPHEN T. ENSIGN;  
 GREENPOINT MORTGAGE FUNDING,  
 INC.; SUNTRUST BANK; MORTGAGE  
 ELECTRONIC REGISTRATION SYSTEMS,  
 INC.; AND PERSONS OR PARTIES  
 UNKNOWN CLAIMING ANY RIGHT,  
 TITLE, LIEN, OR INTEREST IN THE  
 PROPERTY DESCRIBED IN THE  
 COMPLAINT HEREIN,

Defendants.

NO. 15CV14368

GENERAL JUDGMENT DETERMINING  
AMOUNT OWED AND FORECLOSURE

(Clerk's Action Required)

THIS MATTER having come on for hearing this day before the undersigned Judge of the  
 above entitled court upon the motion of the plaintiff for judgment and foreclosure herein, the  
 plaintiff, U.S. Bank National Association, As Trustee For Greenpoint Mortgage Funding Trust  
 Mortgage Pass-Through Certificates, Series 2006-AR7, appearing and being represented by Craig  
 Peterson, Attorney of Robinson Tait, defendants Laura A. Ensign and Stephen T. Ensign being self-

GENERAL JUDGMENT DETERMINING  
 AMOUNT OWED AND FORECLOSURE - 1  
 60128-19703-JUD-ORJudgment\_Decree\_Foreclnsurc - OR - revised (9)

*Law Office*  
 ROBINSON TAIT, P.S.

710 Second Avenue, Suite 710  
 Seattle WA 98104  
 (206) 474-0640

represented, plaintiff's Motion for Summary Judgment against defendants having been granted, judgment should be entered in favor of the plaintiff forthwith as more particularly hereafter set forth.

Therefore,

**IT IS HEREBY ORDERED AND ADJUDGED THAT:**

1. Plaintiff, U.S. Bank National Association, As Trustee For Greenpoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2006-AR7 be awarded judgment in the sum of \$521,491.80, together with interest at a rate as provided in the Note from January 1, 2011 through December 10, 2015 in the amount of \$68,097.91, with additional pre-judgment interest at the per diem rate of \$57.94 as provided in the Note to the date of entry of judgment; plus reasonable attorneys' fees in the amount of \$4,292.50, plus other recoverable amounts of \$31,210.46, which includes the amounts itemized in the declaration of the lender in support of motion for judgment plus allowable costs of \$1,586.50, as itemized in the bill of disbursements and an additional amount for post-judgment sheriff's fees. Said judgment to bear interest until paid at the statutory rate or at the contract rate, whichever is greater; and.

2. Plaintiff's Deed of Trust on real property in Yamhill County, Oregon, legally described as follows:

**PARCEL(S) 2, PARTITION PLAT 1990-39, COUNTY OF YAMHILL, STATE OF OREGON**

which was recorded on September 20, 2006, under Auditor's File No. 200621774, records of Yamhill County, Oregon, be adjudged and decreed to be a first and paramount lien upon the above described real estate and the whole thereof as security for the payment of the judgment herein set forth, and that

GENERAL JUDGMENT DETERMINING  
AMOUNT OWED AND FORECLOSURE - 2  
60128-19703-JUD-ORJudgment\_Decree\_Foreclosure\_-\_OR\_-\_revised (9)

*Law Office of*  
**ROBINSON TAIT, P.S.**

710 Second Avenue, Suite 710  
Seattle WA 98104  
(206) 415-0540

1  
2 said Deed of Trust be foreclosed and the property therein described is hereby ordered sold by the  
3 Sheriff of Yamhill County in the manner provided for by law, and the proceeds therefrom shall be  
4 applied to the payment of the judgment, interest, attorneys' fees and costs, and such other sums as  
5 plaintiff has advanced prior to judgment, and that such sums shall constitute a first and specific lien  
6 and charge upon said real estate, prior and superior to any right, title, estate, lien or interest of the  
7 defendant and of any one claiming by, through or under them; and  
8

9 3. Any and all persons acquiring any right, title, estate, lien or interest in or to the  
10 property described above or any part thereof subsequent to September 15, 2006, the date of the Deed  
11 of Trust which is foreclosed herein, be forever barred and estopped from claiming or asserting any  
12 right, title, lien or interest in or to said property or any part thereof, save and except for the right of  
13 redemption as allowed by law; and  
14

15 4. Plaintiff be granted the right to become a bidder and purchaser at the sale and the  
16 purchaser shall be entitled to exclusive possession of the property upon completion of sale according to  
17 law, and to all right, title and interest in any rents and profits generated or arising from the property  
18 during the statutory redemption period; and plaintiff is entitled to such remedies as are available at law to  
19 secure possession, including writ of assistance, if defendants or any of them or any other party or person  
20 shall refuse to surrender possession to the purchaser immediately upon purchaser's demand for  
21 possession; and  
22

23 5. Pursuant to ORS 18.950, if any proceeds from the execution sale remain after the  
24 payment of costs under ORS 18.950(3) and satisfaction of the judgment, the court administrator shall  
25 pay the remaining proceeds as directed by the court in the order of distribution.  
26

27 **DECLARATION DETERMINING AMOUNT OF DEBT**  
28 *(Not a Money Award, see ORS 18.862, 86.797, and 88.010)*

GENERAL JUDGMENT DETERMINING  
AMOUNT OWED AND FORECLOSURE - 3  
60128-19703-JUD-ORJudgment\_Decree\_Foreclosure\_-\_OR\_-\_revised (9)

*Law Office*  
**ROBINSON TAIT, P.S.**

710 Second Avenue, Suite 710  
Seattle WA 98104  
(206) 678-9640

Judgment Creditor:

U.S. Bank National Association, As Trustee For  
Greenpoint Mortgage Funding Trust Mortgage  
Pass-Through Certificates, Series 2006-AR7  
c/o Robinson Tait, P.S.  
710 Second Ave., Suite 710  
Seattle, WA 98104  
(206) 676-9640

Attorney for Judgment Creditor:

Craig Peterson  
Robinson Tait, P.S.  
710 Second Ave., Suite 710  
Seattle, WA 98104  
(206) 676-9640

The name of any person or public body,  
other than the Judgment Creditor's  
Attorney, who is entitled to any  
portion of the judgment:

None

Principal Balance:

\$521,491.80

Simple Interest on the Principal Balance

from January 1, 2011 to December 10, 2015: \$68,097.91

Other Amounts Due Under Terms of Loan:

\$31,210.46

Attorneys' Fees and Costs:

Attorneys' Fee: \$4,292.50

Total Costs: \$1,586.50

Total Attorney Fees and Costs:

\$5,879.00

**TOTAL DEBT OWED**

**\$626,679.17**

Pre-Judgment: Additional pre-judgment interest accrues from December 11, 2015, to the date  
of entry of judgment at the per diem rate of \$57.94, in accordance with the Note

GENERAL JUDGMENT DETERMINING  
AMOUNT OWED AND FORECLOSURE - 4

60128-19703-JUD-ORJudgment Decree\_Foreclosure\_-\_OR\_-\_revised (9)

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710 Second Avenue, Suite 710  
Seattle WA 98104  
(206) 676-9640



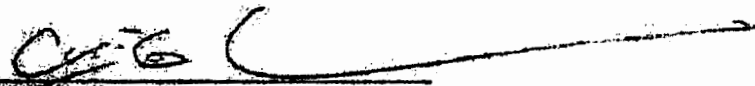
1  
2 Post-Judgment: Interest Accrues on the total of the amounts listed above in accordance with  
3 the contract rate in the Note, or at the statutory rate of 9% per annum, whichever is greater.  
4  
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7  
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Signed: 2/24/2016 03:51 PM

*Cynthia L. Easterday*

Circuit Court Judge Cynthia L. Easterday

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10  
11 Submitted by:

12  
13   
14 Christopher Peterson, OSB #120365  
Email: cpeterson@robinsontait.com  
15 [ ] Brandon Smith, OSB #124584  
Email: bsmith@robinsontait.com  
16 [ ] Zhi Pauline Zheng, OSB #144692  
Email: pzheng@robinsontait.com  
17 [ ] Jaimie Fender, OSB #120832  
Email: jfender@robinsontait.com  
18 Robinson Tait, P.S.  
Attorneys for Plaintiff  
20 Tel: (206) 676-9640  
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GENERAL JUDGMENT DETERMINING  
AMOUNT OWED AND FORECLOSURE - 5  
60128-19703-JUD-ORJudgment\_Decree\_Foreclosure\_-\_OR\_-\_revised (9)

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CIRCUIT COURT OF OREGON FOR YAMHILL COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR GREENPOINT MORTGAGE  
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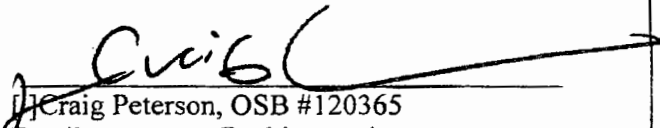
NO. 15CV14368

NOTICE OF ADDRESS CHANGE OF  
COUNSEL FOR PLAINTIFF

The mailing address for Robinson Tait, P.S., attorney of record for Plaintiff has changed to:

Robinson Tait, P.S.  
901 Fifth Avenue, Suite 400  
Seattle, WA 98164

DATED this 12 day of September, 2016.

  
[x] Craig Peterson, OSB #120365  
Email: cpeterson@robinsontait.com  
[ ] Brandon Smith, OSB #124584

NOTICE OF CHANGE OF ADDRESS OF COUNSEL FOR  
PLAINTIFF- 1

60128-19703-JUD-OR Notice of Change of Address - OR.doc

*Law Offices*  
ROBINSON TAIT, P.S.

901 Fifth Avenue, Suite 400  
Seattle WA 98164  
(206) 676-0640